

**FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE TV ROOM AT 1082 SEYMOUR STREET, VANCOUVER, BC
ON MONDAY, FEBRUARY 18TH, 2008 AT 6:00 P.M.**

IN ATTENDANCE:

Konrad Shum, President
Andrew Lai, Treasurer
Nick Lim

Craig Payne, Vice President
Lisa Cheung

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Strata Agent

REGRETS:

Susan Van Der Ende, Secretary Weng Lee

GUESTS:

None

1. **CALL TO ORDER**

The Strata Council President, Mr. Konrad Shum, called the meeting to order at 6:10 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of January 24th, 2008. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the meeting minutes as presented.

3. **COMMITTEE REPORTS**

a) **Finance Committee:**

The Strata Council Treasurer, Mr. Andrew Lai along with Rancho Management reviewed the financial statements of January 31st, 2008 with Council members present. Rancho noted that the Strata Corporation is currently operating at a minor deficit. The cause is due to seasonal utility costs. Rancho noted that this should decrease and hopefully the Strata Corporation will be at a balanced budget in the upcoming months when the utility costs are reduced in spring and summer. Rancho also reviewed the arrears list with Council members present and noted that four Owners are now in substantial arrears and two will have liens placed on their unit. Rancho also informed Strata Council that an Owner chargeback for an insurance deductible for damage caused by the Owner will be collected soon.

After discussion, it was **MOVED, SECONDED and CARRIED** to approve of the financial statements of January 31st, 2008 as presented.

3. **COMMITTEE REPORTS – CONT'D**

b) **Deficiency Committee:**

i. **Treadmill:**

The Deficiency Committee submitted a letter to Magellen 2020 asking for an additional treadmill to settle the deficiencies in the meeting room and the fitness facilities. Rancho will wait until Magellen 2020 responds.

ii. **Crack in Parkade:**

Rancho has approached Onni pertaining to the minor cracks in the parkade. Rancho will follow up with Onni again for this report.

Council Members thanked the Finance and Deficiency Committees for their continued efforts.

4. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Garden Plots – Seventh Floor:**

Rancho informed Strata Council that the *Garden Farm Boy* will be starting the planting of herbs March 1st, 2008. Residents are reminded that the products grown from the herb garden are the property of the *Garden Farm Boy* and a designated plot will be available for residents to collect herbs once they are ready. Rancho will post a memo as soon as the herb products are ready for residents to pick at the designated garden plot.

b) **Balcony Cleaning from Adjacent Property:**

Rancho contacted Onni in writing, pertaining to the cleaning of the balconies due to construction next door. Onni has not responded, to date. Rancho will forward another letter to Onni.

c) **Entry Gate:**

Council was informed that Smart-Tek will be attending the building this week to repair a programming issue with the entry gate. When the visitors are buzzed in, only the main gate should open.

d) **IHN Media:**

Rancho informed Strata Council it will be another two to three weeks before the IHN Media screens and security cameras will be installed in the elevator. The conduits and the main installation are ready; however, IHN is waiting for the LCD screens for the elevators.

e) **Metal Trim:**

Rancho informed Strata Council that Marcom was contacted to break down their quotations for seven kick plates. To date Marcom has not submitted a quote. Rancho will follow up with Marcom.

f) **Pavers:**

Rancho is awaiting a second quote from Para Space for the pavers in front of the Freesia building.

5. **NEW BUSINESS**

a) **Elevator Light:**

A Council member noted that an elevator light is hanging and seems as if it is about to fall. Rancho will contact the Building Supervisor to have this repaired.

b) **Window Cleaning:**

A Council member noted that the window cleaning date should be moved to mid-July as it is only done once a year. Rancho will make sure the next window cleaning date is changed to July.

c) **Storage Lockers:**

A Council member inquired what the process is to change bike storage to actual storage lockers. Rancho informed Strata Council that an application has to be made to the Board of Variance in the City of Vancouver to convert the extra bike stalls into storage lockers. This is a lengthy process and requires the assistance of an architect. Rancho was instructed to obtain a quote from an architect to give Council an idea of the actual cost. Council will review this quote as soon as it is obtained.

6. **CORRESPONDENCE**

Council members discussed two issues with regards to correspondence. They are:

i. **Short Term Rentals:**

An Owner has been accused of renting their suite on a short term basis based on information obtained by another Owner on the internet. This Owner has been issued a letter to indicate that this is against the Strata Corporation's bylaws and that the City of Vancouver will also be contacted. The Owner will be fined as per the bylaws if a response is not received in due time.

ii) **Aggressive Dog:**

Another resident in the building has a dog which acted aggressively on two occasions. Council discussed this issue at length and noted that a final letter will be issued to the Owner of the suite to have the resident's dog removed as per the bylaws.

Strata Council reviewed the correspondence received and instructed Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to tli@ranchogroup.com, or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

7. **NEXT MEETING**

The next meeting will be a Strata Council Meeting. The meeting has been scheduled for Monday, March 24th, 2008 at 6:00 p.m.

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 6:50 p.m.

Respectfully submitted,



Terry Li, Strata Agent
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STRATA FEES/PRE-AUTHORIZED PAYMENT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4293. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.